FOR SALE

PROPERTY WITH DEVELOPMENT POTENTIAL

whozoo.

MEDWAY

272-274 Luton Road, Chatham, Kent ME4 5BU

Price **£650,000**

Property Type	Size	Tenure
COMMERCIAL PROPERTY	3,348 FT²	FREEHOLD

Borough	Planning Granted	Existing Use
MEDWAY	NO	SUI GENERIS

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Tenanted

NO

Local Train Stations

Gillingham (1 mile)
Chatham (1 mile)
Rochester (1.9 miles)

Local Amenities

Shopping Centre (0.3 miles)
Dockyard (1.5 miles)
Rochester Castle (1.6 miles)

VAT Applicable

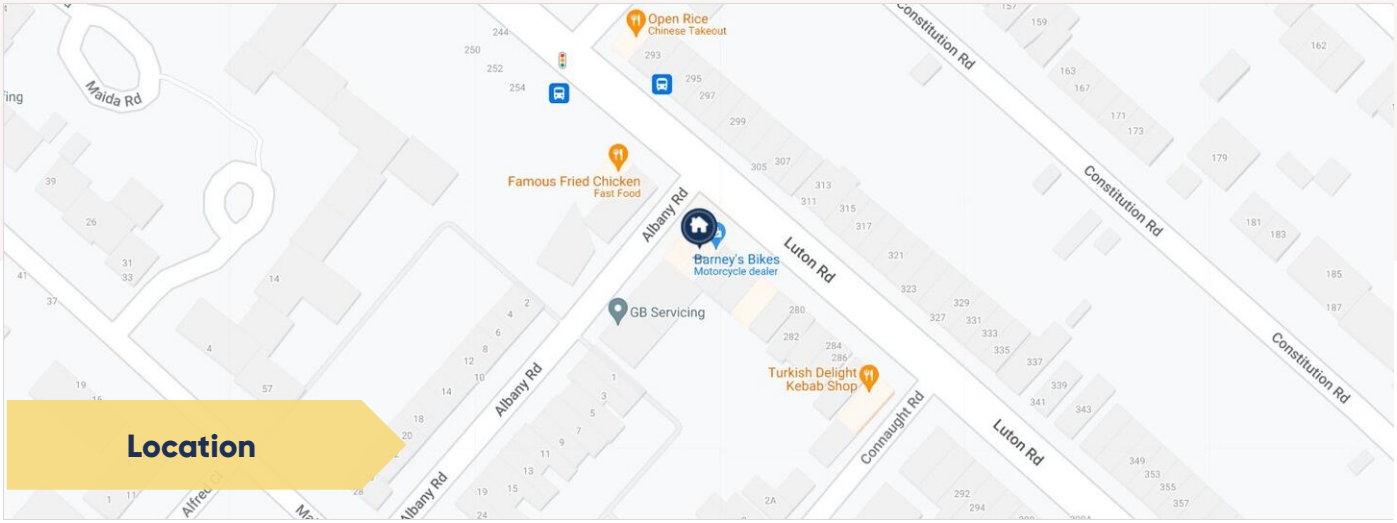
NO

Rateable Value

£15,250

EPC

TBC



Location

Additional Information

Commercial property with development potential for sale in Chatham, Medway.

An opportunity to acquire a freehold commercial property with planning potential at 272-274 Luton Road, Chatham, Kent ME4 5BU.

The property is owner-occupied and is currently set up and run as a motorbike dealer. The property is comprised of a reception area with a shop floor, and to the rear is a workshop, storage and toilets. On the first and second floors, there is additional commercial space currently used for storage. There is also a basement which is used for storage.

Planning permission was granted in 2021 for the construction of 4 x 1-bed flats, and 2 x 2-bed flats together with a retail unit (Class E) and a Sui Generis unit for the sale of motorbikes and associated items (Sui Generis) on the ground floor - Demolition of the existing building.

The property will be sold with vacant possession.

Offers are encouraged in excess of £650,000 and viewings are by appointment only.

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